

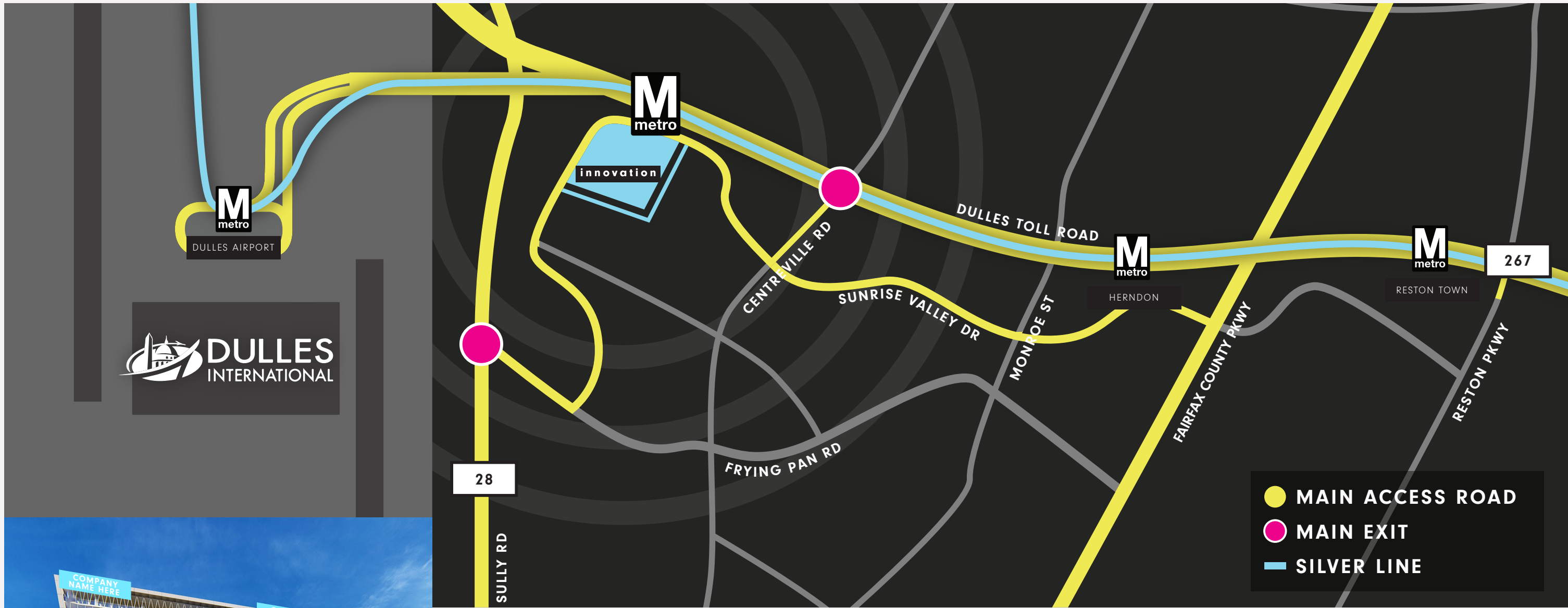
# innovation

3626 King John's Way, Herndon, VA



## INNOVATION HAS A NEW DESTINATION

Innovation is a planned live, work and play community consisting of 1.1 M square feet of office space, 104,000 square feet of prime retail space, and 1,000 residential units located just off of Sunrise Valley Drive in Herndon, Virginia. Innovation is a contemporary work environment with first-class office space and an unparalleled location. With immediate proximity to the Dulles Access Road, the new Silver Line Innovation Center Metro Station and Dulles International Airport, Innovation offers seamless and strategic connections to everywhere you want to go, along with the on-site amenities to make you want to stay and play.



PRIME LOCATION

	1 MINUTE TO	Innovation Center Metro Station
	2 MINUTES TO	Dulles International Airport
	10 MINUTES TO	Reston Town Center
	18 MINUTES TO	Tysons
	45 MINUTES TO	Downtown Washington D.C.
	60 MINUTES TO	Reagan National Airport

Dulles Toll Road/  
Rt 267



26 million views annually

Sunrise Valley Drive



3.3 million views annually

Silver Line Metro



2.5 million views annually

Dulles Airport



25 million views annually



## EXCEPTIONAL ACCESS & VISIBILITY

Nestled above the Dulles Access Road, Innovation offers an exceptional headquarters opportunity to showcase your corporate brand in an iconic location with unparalleled visibility. Situated just steps from the Innovation Metro Station and directly off the first exit of the Dulles Access Road, Innovation offers seamless connectivity to Washington DC and is just minutes from Washington Dulles International Airport.





## LIVE, WORK, PLAY

Innovation is a world-class, multi-phase development that delivers a vibrant downtown experience in the heart of Herndon, Virginia. The streetscape of this live-work-play ecosystem, destination retail, ample greenspace and trophy office towers create a distinct tenant experience unmatched in the Northern Virginia market.

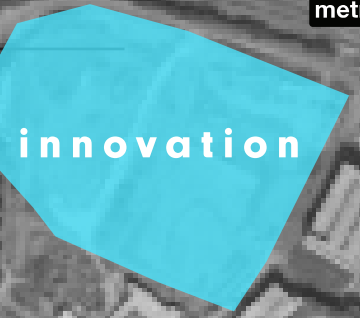




RT. 28



T Mobile



IBM

COURTYARD  
BY MARRIOTT

HYATT  
PLACE

DULLES TOLL RD

SUNRISE VALLEY DR

WESTIN  
HOTELS & RESORTS

aws

HOMWOOD  
SUITES  
HILTON

267

CENTREVILLE RD

AIRBUS

CANDLEWOOD  
SUITES  
HILTON

STAYBRIDGE  
SUITES

## PRIME NEIGHBORHOOD

- 5 million SF of office space
- 3,000 apartment units
- 1,300 hotel rooms



## BESPOKE DESIGN, ENDLESS POSSIBILITIES

Innovation is master planned to accommodate down to the finest details for your next headquarters. Slated for two 250,000-square-foot trophy office towers, Innovation can adapt for up to 1,100,000 square feet, creating a distinct campus-like setting.

**250,000 SF -  
1,100,000 SF  
AVAILABLE**



## PROPERTY HIGHLIGHTS



250,000 – 1.1 MSF



Prime Signage Opportunity

- Building Top Signage: Viewed by 24 million Dulles passengers annually
- Signage on the Dulles Toll Road: Viewed by 85 million cars annually



LIVE.WORK.PLAY.

## AMENITIES



Conference facilities + community events



Full-service restaurant + casual eateries



Fitness center



Retail + shopping



Efficient parking with EV charging stations



Rooftop terrace

# FLEXIBLE SITE PLAN + BUILDING DESIGNS



1.1 million SF  
site plan



500,000 SF  
site plan

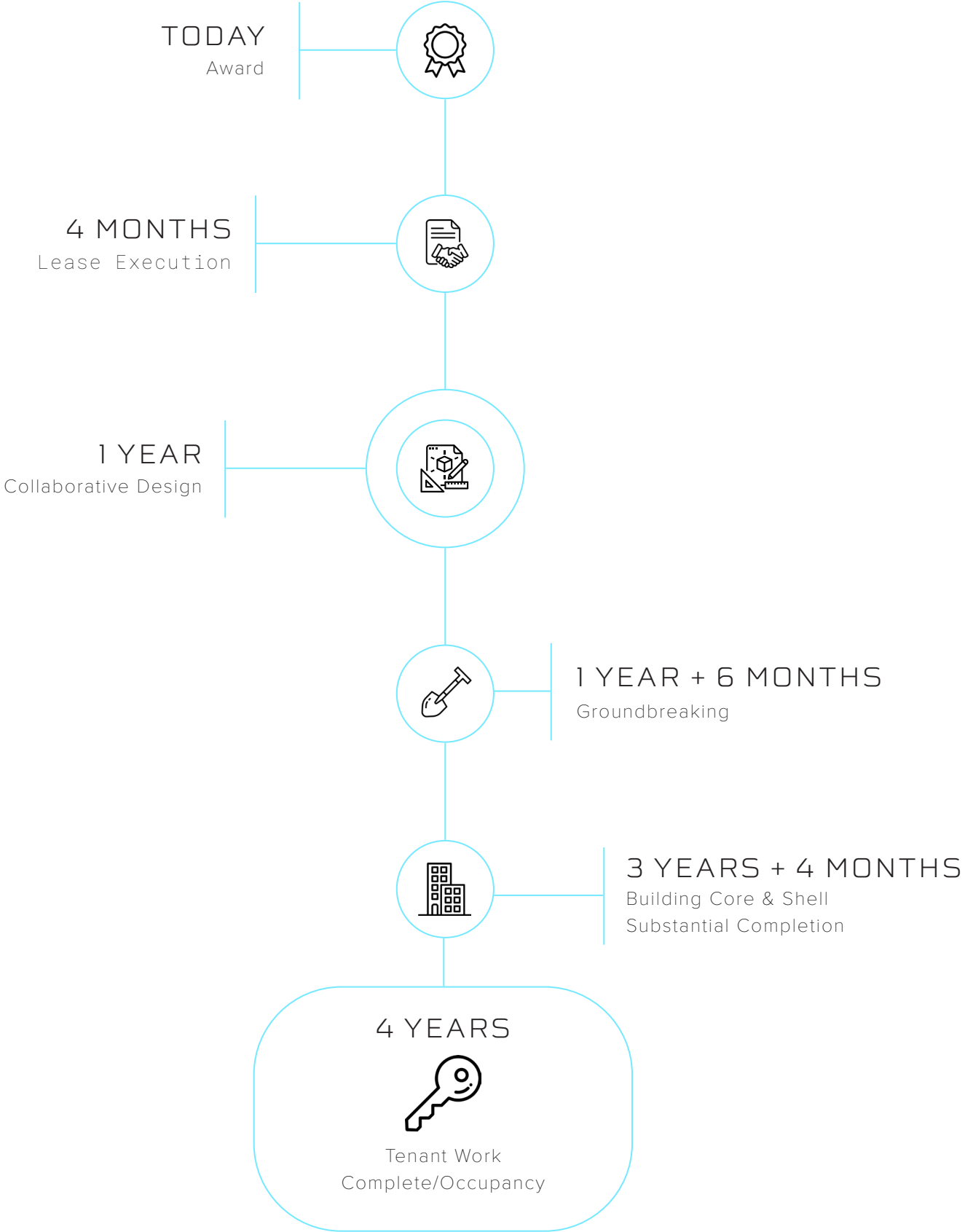
500,000 - 1,100,000 SF OF OFFICE AVAILABLE

- OFFICE
- RESIDENTIAL
- HOTEL
- RETAIL



# OFFICE DEVELOPMENT TIMELINE

Timeline is subject to Tenant participation and can be expedited if necessary



LEASING INFORMATION:

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